092.0	0002	0016.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,200 /	669,200
					USE VALUE:	669,200 /	669,200
					ASSESSED:	669,200 /	669,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTOSUOSSO CARMELLA O	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	83 DICKSON AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	SANTOSUOSSO HENRY J--ETAL -
Owner 2:	SANTOSUOSSO CARMELLA O -
Street 1:	83 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,026 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6026.000	248,700		420,500	669,200
Total Card	0.138	248,700		420,500	669,200
Total Parcel	0.138	248,700		420,500	669,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.54 | /Parcel: 348.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	59457
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!7505!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0002-0016.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,700	0	6,026.	420,500	669,200	669,200	Year End Roll	12/18/2019
2019	101	FV	249,200	0	6,026.	426,600	675,800	675,800	Year End Roll	1/3/2019
2018	101	FV	249,200	0	6,026.	318,400	567,600	567,600	Year End Roll	12/20/2017
2017	101	FV	249,200	0	6,026.	288,400	537,600	537,600	Year End Roll	1/3/2017
2016	101	FV	249,200	0	6,026.	276,400	525,600	525,600	Year End	1/4/2016
2015	101	FV	206,000	0	6,026.	234,300	440,300	440,300	Year End Roll	12/11/2014
2014	101	FV	206,000	0	6,026.	222,300	428,300	428,300	Year End Roll	12/16/2013
2013	101	FV	206,000	0	6,026.	211,500	417,500	417,500		12/13/2012

PRINT

Date	Time
12/10/20	22:08:05

LAST REV

Date	Time
12/01/20	10:43:07
jorourke	
7505	

USER DEFINED

Prior Id # 1:	59457
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOSUOSSO HEN	36040-54		8/10/2002	Family	1	No	No		
	9436-174		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/1999	394	Manual	9,000					VINYL SIDING
7/6/1994	323	Manual	1,300					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Measured	372	PATRIOT
2/4/2000	Mailer Sent		
2/4/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6026		Sq. Ft.	Site		0	70.	1.00	5									420,546						420,500	

Total AC/HA:	0.13834	Total SF/SM:	6026	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 420,546	Spl Credit	Total: 420,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00139987
Adj $ / SQ:	128.430
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305568
Depreciation:	56836
Depreciated Total:	248733

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

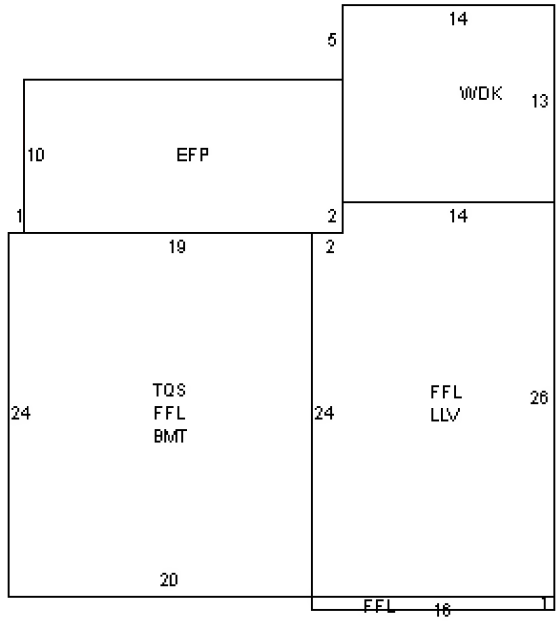
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	128.430	116,614
BMT	Basement	480	51.050	24,504
LLV	Lower Level	412	101.140	41,669
TQS	3/4 Story	360	128.430	46,235
EFP	Enclos Porch	210	40.250	8,452
WDK	Deck	182	11.510	2,095

Net Sketched Area:	2,552			Total:	239,569
Size Ad	1268	Gross Are	2672	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.43
Special Features:	0	Val/Su Net:	97.45
Final Total:	248700	Val/Su SzAd	196.14

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0002-0016.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	GD	1980	0.00	T	23.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	